

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-18972 - APPLICANT: CITY OF LAS VEGAS - OWNER: MAX JONES PROFESSIONAL PLAZA

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-14311) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
4. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
5. Landscape and maintain all unimproved right-of-way, if any, on Jones Boulevard adjacent to this site.
6. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.
7. This site shall connect to the City of Las Vegas public sewer system at a location acceptable to the City Engineer.
8. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Rezoning from O (Office) to C-1 (Limited Commercial) on 0.85 acres at 1506 South Jones Boulevard. A companion variance (VAR-18973) for reduced front setback will be heard concurrently with this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
7/19/06	The City Council approved a Petition to Annex (ANX-12916) the subject property. The annexation became effective on 8/11/06.
10/18/06	The City Council approved a Site Development Plan Review (SDR-14311) and a Variance (VAR-14313) for a 21,551 square-foot, two-story office building with a waiver of the perimeter landscape buffer and reduced residential adjacency. The Planning Commission and Staff recommended approval.
02/08/07	The Planning Commission recommended approval of companion item VAR-18972 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #2/jk).
<i>Pre-Application Meeting</i>	
12/27/06	At the pre-application meeting the applicant was informed about the requirements for submitting a Zone Change and a Variance and that the project would be required to conform to SDR-14311.
<i>Neighborhood Meeting</i>	
A meeting for this application type is not required, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.85 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residence	SC (Service Commercial)	O (Office)
North	Offices	SC (Service Commercial)	C-1 (Limited Commercial)
South	Offices	SC (Service Commercial)	R-E (Residential Estates) Clark County
East	Single Family Residences	DR (Desert Rural Density Residential)	R-E (Residential Estates) Clark County
West	Southern Nevada Desert Development Center	PF (Public Facilities)	C-V (Civic)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District	X		Y*
Development Impact Notification Assessment			N/A
Project of Regional Significance			N/A

* This parcel is located within the 330-foot street buffer for a Rural Preservation Neighborhood.

ANALYSIS

This parcel was annexed into the City of Las Vegas on August 13, 2006. This property is flanked by commercial land uses, office and retail to the north and south along Jones Boulevard. The Southern Nevada Desert Development Center is also located to the west, across Jones Boulevard.

The General Plan designates this land as SC (Service Commercial) and the O (Office) zone is not a permitted zoning category in SC (Service Commercial) land-use designation. A condition of approval was added to SDR-14311 requiring this property to be rezoned to a category that is permitted in the SC (Service Commercial) land use designation. The C-1 (Limited Commercial) zoning district is a supported zoning category within the SC (Service Commercial) land-use designation. Therefore, staff supports this request.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. “The proposal conforms to the General Plan.”

This request conforms to the General Plan and is a requirement of the approval of SDR-14311.

2. “The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”

The uses permitted in the C-1 (Limited Commercial) zoning district are consistent and compatible with the existing land uses located along Jones Boulevard.

3. “Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”

Because the C-1 (Limited Commercial) zoning district is a supported zoning category in the SC (Service Commercial) land-use category and the uses within the C-1 (Limited Commercial) zoning district are consistent with the surrounding land uses along Jones Boulevard, this request for a rezoning is appropriate.

4. “Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”

Jones Boulevard is listed as a 100-foot Primary Arterial on the Master Plan of Streets and Highways and can adequately handle the traffic generated by the proposed development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 3

SENATE DISTRICT 8

NOTICES MAILED 72 by Planning Department

APPROVALS 0

PROTESTS 1